



Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

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MEMORANDUM

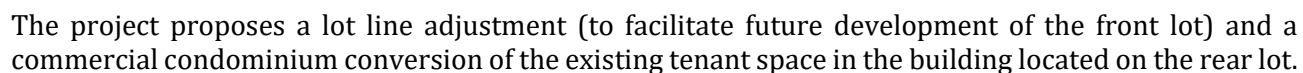
Date: March 22, 2022
To: Robert Best, Chairman, & Members, Planning Board
From: Timothy J. Thompson, AICP, Community Development Director
Subject: **Regional Impact Recommendations**

Please find this memo as the staff recommendation on the Regional Impact determinations for **the Black Diamond Holding Lot Line Adjustment/Condo Conversion, Merrimack Smiles Site Plan, and the Ross Self-Storage Site Plan** on the April 5 and May 17 Planning Board agendas (The Ross determination has not been completed even though the plan was continued to May). Please review this under the "Planning & Zoning Administrator's Report" portion of the agenda.

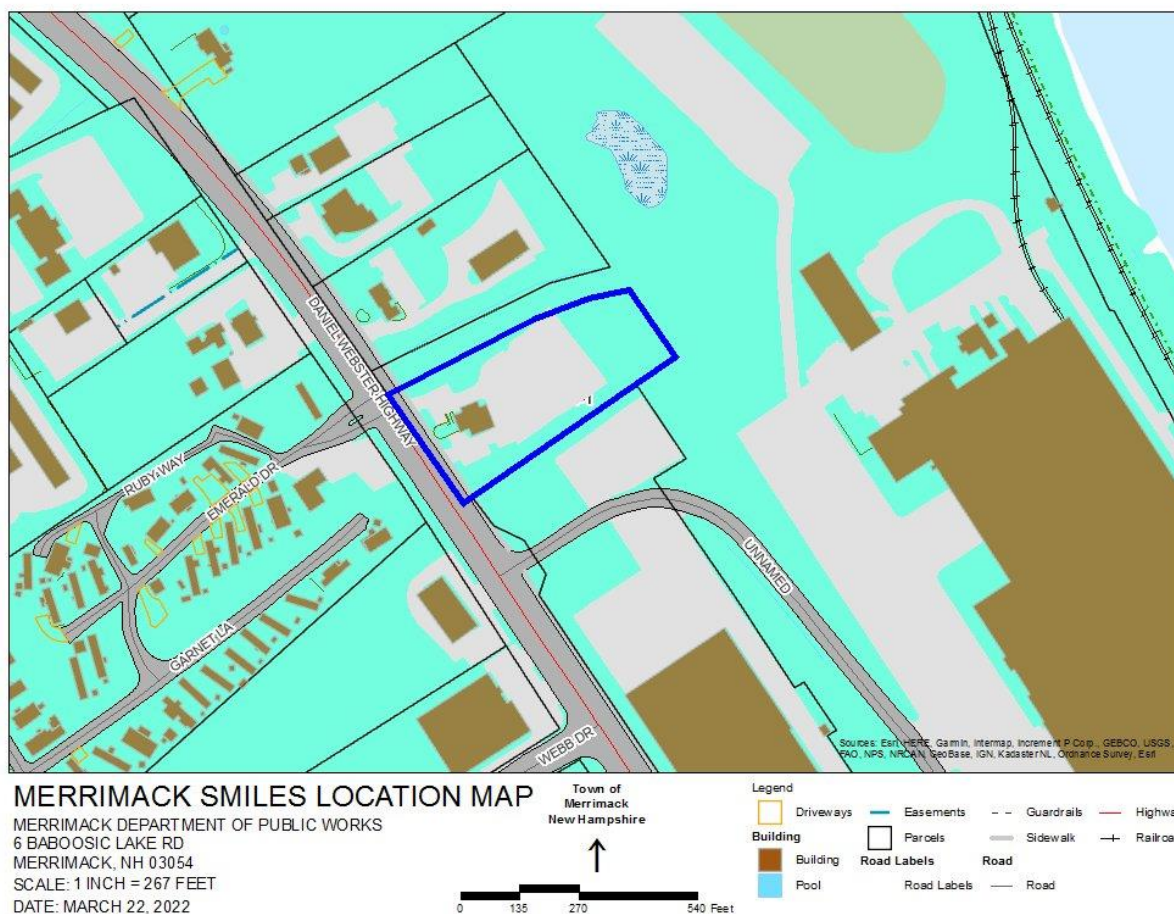
As a reminder, the general criteria considered by staff in making this recommendation are:

- *Is the proposed development directly adjacent to a municipal boundary?*
- *Is the proposed development located within 1,000 feet of any aquifer or surface waters that transcend municipal boundaries **and** there will be either a large water withdrawal (defined as 57,600 gallons by NHDES) **or** there will be indoor, outdoor, or underground storage of chemicals or other potential pollutants?*
- *Is the proposed development creating a new road or a point of access between municipalities?*
- *Is the project a proposed non-residential development that will generate 500 or more vehicle trips per day into an adjacent community as determined by the most recent published version of the ITE Trip Generation Manual?*
- *Is the proposed development of 100 or more residential dwelling units where any portion of the development is within 1,000 feet of a municipal boundary?*
- *Is the proposed development anticipated to have emissions such as light, noise, smoke, odors, or particles that may impact a neighboring community?*

Black Diamond Holding, LLC (applicant) and 744 DWH, LLC and 746 DWH, LLC (owners) - Review for acceptance and consideration of final approval for a lot line adjustment and a condominium conversion (of existing commercial space). The parcels are located at 744 and 746 DW Highway in the C-2 (General Commercial) and Aquifer Conservation Districts. Tax Map 7E, Lots 035 and 036. Case # PB2022-17.

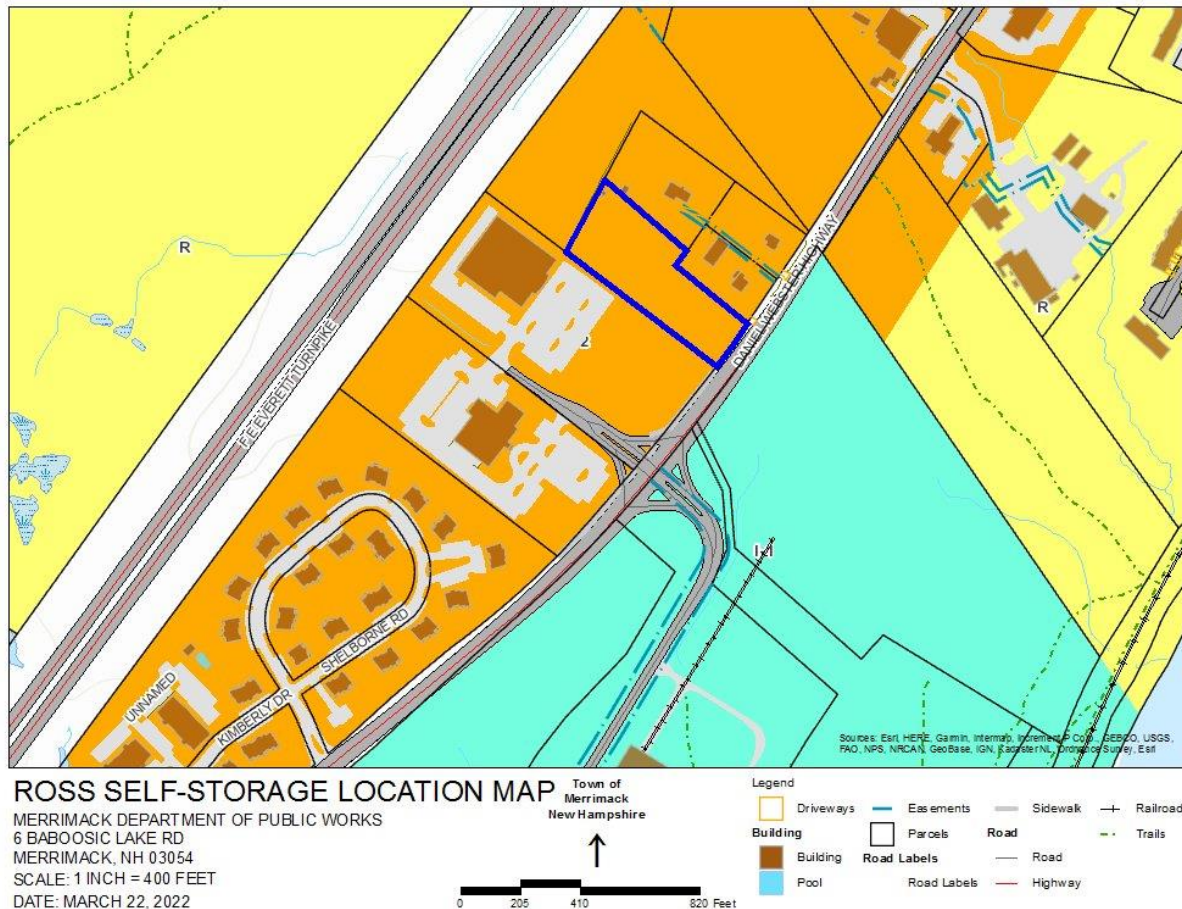


Merrimack Smiles (applicant) and SIAM04 Realty, LLC (owner) - Review for acceptance and consideration of final approval for a site plan to raze an existing building and construct a 4,500 square foot dental office. The parcel is located at 75 DW Highway in the I-1 (Industrial) and Aquifer Conservation Districts. Tax Map 2D, Lot 028. Case # PB2022-16.



The project proposes to demolish the existing building (formerly Luna Caprese restaurant) and construct a new dental office building and associated site improvements.

Chris Ross (applicant) and 702 Daniel Webster Highway, LLC (owner) - Review for acceptance and consideration of final approval for a Conditional Use Permit and Site Plan to construct a 592-unit self-storage facility. The parcel is located at 702 DW Highway in the in the C-2 (General Commercial) District. Tax Map 7E, Lot 023-01. Case # PB2022-14.



The project proposes to construct a 4 story climate controlled self-storage facility, which requires both a Conditional Use Permit and site plan approval.

Recommendation:

Staff recommends that the Board **determine that these projects are not of Regional Impact.** The projects do not meet the criteria for making a regional impact determination.

cc: Project Files